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- A. The present fair market value of this property is \$9,250.00. The sale of this property by the 120 Realty Company has recently been negotiated with Uriel D. Kline and Annabelle Kline, and I feel that the purchase price received is very liberal in view of the present state of repair of this property.
- Q. Do you feel that the best interest and welfare of the infants in this case would be served by the sale of this property and the re-investment of the proceeds?
- A. Yes, since the income from the property is rather low considering the taxes and the costs of upkeep and repair.
- Are you familiar with the property located at 511 North Bentz Street, Frederick, Maryland, and owned by Dorothy J. Nikirk and Edwin F. Nikirk.
- A. Yes. This is a commercial property formerly used as a paint shop by Glen R. Nikirk's Master Painters and Decorators. The controlling interest in this property was recently purchased by Edwin F. Nikirk and Dorothy J. Nikirk.
- Q. What is the fair market value of this property at the present time?
- A. In my opinion \$18,000 is the fair market value of this property at the present time.
- Q. Do you feel, in your opinion, that it would be to the best interest and welfare of the infants in these proceedings that the monies received from the sale of the property known as 123 West Fifth Street be invested in a first mortgage bearing interest at the rate of 5% per annum on the property at 511 North Bentz Street, Frederick, Maryland, and now owned by Edwin F. Nikirk, and Dorothy J. Nikirk?
- A. In my opinion I feel that it would be a very good investment.
- Q. Do you know to what use they plan to put the property located at 511 North Bemtz Street?
- A. Mr. and Mrs. Nikirk are remodeling the property so that it can be used for a television sales and service business by young Eddie after he gets out of military service. By investing the proceeds from the sale of the property at 123 West Fifth Street in to the property known as 511 North Bentz Street by way of a first mortgage the entire interest in the property would vest in Mr. and Mrs. Nikirk and their two sons.

TO THE GENERAL INTERROGATORY - Nothing further.

James R. Reid